

TYPE OF SURVEY: BOUNDARY
& TOPOGRAPHIC

JOB NUMBER: SU-26-0440

LEGAL DESCRIPTION:

LOT 30, BLOCK 6, POMPANO BEACH HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1708 NE 50TH STREET POMPANO BEACH, FL 33064

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120055/12011C0186-J
EFFECTIVE: 7/31/2024 REVISED:

LOWEST FLOOR ELEVATION: SEE SHEET 2 OF 2
GARAGE FLOOR ELEVATION: SEE SHEET 2 OF 2
LOWEST ADJACENT GRADE: SEE SHEET 2 OF 2
HIGHEST ADJACENT GRADE: SEE SHEET 2 OF 2

REFERENCE BENCH MARK: CITY OF LIGHTHOUSE POINT BENCHMARK# LHP 109, (TBM),
ELEVATION: 5.21' NAVD 1988.

CERTIFY TO:

1. DELSON SOARES SILVA
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

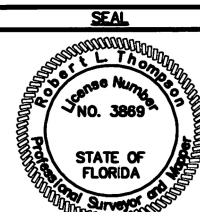
A	=	CENTRAL ANGLE
A/C	=	ARC LENGTH
AD	=	ASSUMED DATUM
A.E.	=	ANCHOR EASEMENT
AF	=	ALUMINUM FENCE
B.C.R.	=	BROWARD COUNTY RECORDS
BLVD	=	BOULEVARD
B.M.	=	BENCHMARK
(C)	=	CALCULATED
CB	=	CHORD BEARING
CHATT.	=	CHATTAAHOOCHEE
CLF	=	CHAIN LINK FENCE
CL	=	CENTERLINE
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
E	=	EAST
ELEC.	=	ELECTRIC
ELEV.	=	ELEVATION
ENCH.	=	ENCROACHMENT
ESMT.	=	EASEMENT
FND	=	FOUND
FF	=	FINISHED FLOOR
FH	=	FIRE HYDRANT
F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE
I.D.	=	IDENTIFICATION
I.P.	=	IRON PIPE
I.P.C.	=	IRON PIPE & CAP
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD & CAP
LP	=	LIGHT POLE
(M)	=	MEASURED
M.D.C.R.	=	MIAMI DADE COUNTY RECORDS
MAINT.	=	MAINTENANCE
MF	=	METAL FENCE
MH	=	MANHOLE
N	=	NORTH
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISC

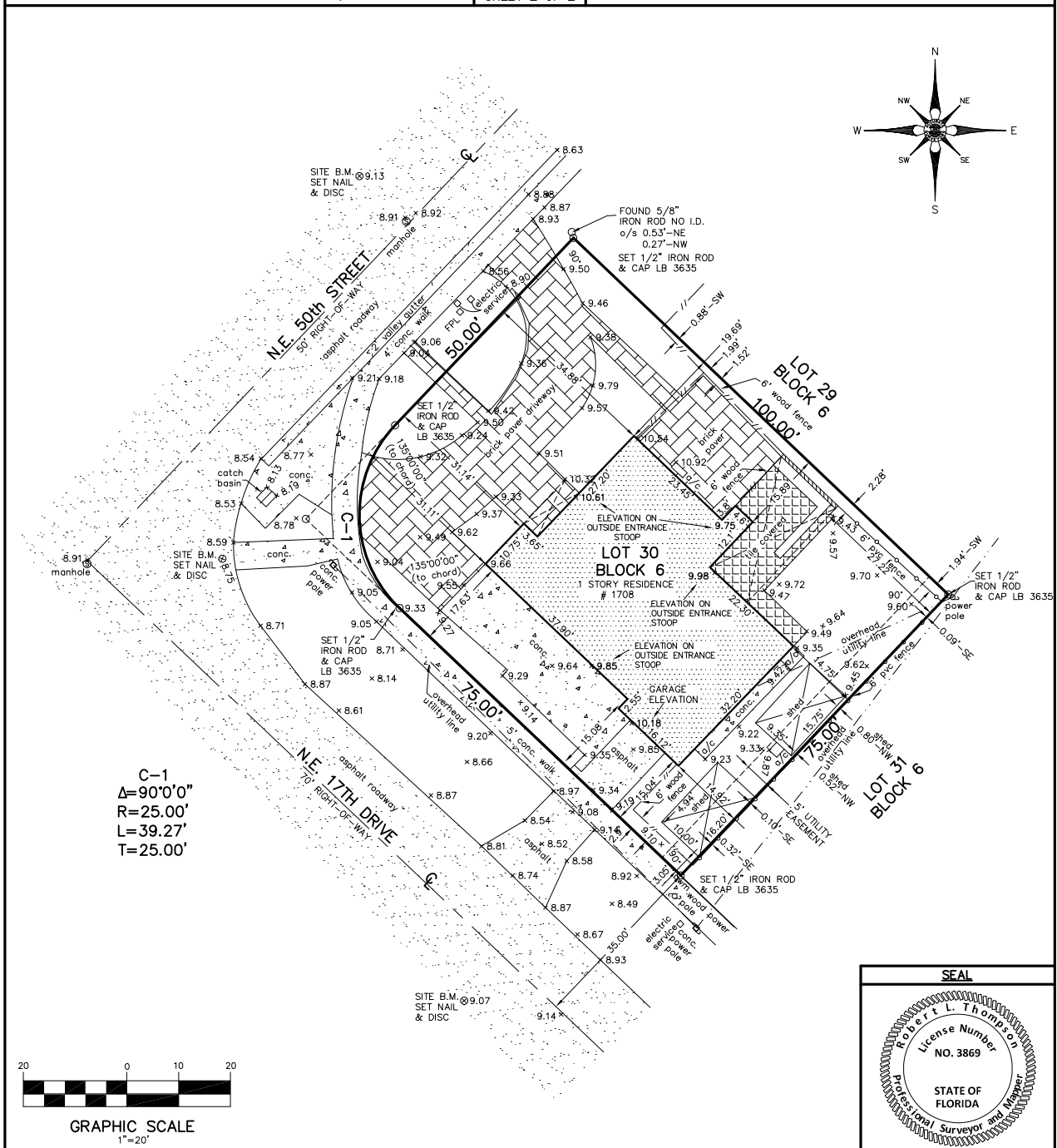
LEGEND OF ABBREVIATIONS:

OR	7.00	ELEVATIONS BASED ON NAVD 1988
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
O/S	=	OFFSET
O.R.B.	=	OFFICIAL RECORDS BOOK P.R.M.
OH	=	OVERHANG
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.C.	=	POINT OF CURVATURE
P.C.P.	=	PERMANENT CONTROL POINT
P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
X	=	CHAIN LINK FENCE
W	=	WOOD FENCE
WF	=	METAL FENCE
WM	=	PVC FENCE
WM	=	CONCRETE FENCE
WM	=	CONCRETE WALL
WM	=	WIRE FENCE

P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER

BROWARD COUNTY NAVD1988





- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
 2. Angles shown hereon are per Plat book 34, Page 38, Broward County Records.
 3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 4. Ownership of fences and walls if any are not determined.
 5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 8. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 10. - Denotes elevations based on the North American Vertical Datum of 1988.
 11. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
 12. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.
 13. Finish Floor Elevations were determined by obtaining elevations on outside entrance stoops
 14. F.F.E.= FINISH FLOOR ELEVATION

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson

Digitally signed by Robert L Thompson
Date: 2026.05.16 15:00:06 -04'00'

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA